THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071353** BILL GARRETT, Davidson County Trans:T20140061421 DEEDWARR Recvd: 08/20/14 09:19 2 pgs Fees:13.00 Taxes:925.00 20140820-0075503	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2014. Notary Public My Commission Expires: _____ RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Vida Haynes Greer 8487 Beautiful Valley Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126150A34400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christie Buchanan now known as Christie Buchanan Truscott and Daniel Michael Truscott, Wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vida Haynes Greer**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 40, FINAL PLAT, BOONE TRACE, SECTION 8, PHASE 2, BEAUTIFUL VALLEY DRIVE AT SETTLER'S WAY, as shown on plat of record in Instrument No. 20040806-0094780, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christie Buchanan, unmarried and Daniel Michael Truscott, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 5th day of October, 2005 in Instrument No. 20051005-0120116, as corrected at Instrument No. 20060323-0033194, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, BOONE TRACE, SECTION 8, PHASE 2, BEAUTIFUL VALLEY DRIVE AT SETTLER'S WAY, as recorded in Instrument No. 20040806-0094780, Boundary Plat recorded in Plat Book 6900, Page 470.

Declaration of Covenants, Conditions and Restrictions for Proposed Boone Farm at Biltmore recorded in Book 7265, Page 657; Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace as of record as Instrument No. 200001260008529; Declaration of Covenants, Conditions and Restrictions for Boone Trace as of record as Instrument No. 20010717-0075902; Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace applying restrictions to Phase VI, Boone Trace of record on Plan 20010607-0060003 and Phase VII, Boone Trace of record on Plan 20011003-0107279, as of record as Instrument No. 20011119-0126832; and Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace of record as Instrument No. 20011119-0126832.

Subject to Charter of Boone Trace at Biltmore Homeowners Association of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 8992, Page 63 and Book 9665, Page 420, Register's Office for Davidson County, Tennessee.

Subject to a Storm Water Detention Agreement as of record as Instrument No. 20001120-0114598.

Subject to a Storm Water Detention Agreement as of record as Instrument No. 20021217-0155375, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utility District as of record in Instrument Nos. 20040406-0038745, 20040204-0013636 and 20071116-0134580, Register's Office for Davidson County, Tennessee.

Quit Claim Deed for Open Space recorded at Instrument No. 20070918-0111770.

This is improved property located at 8487 Beautiful Valley Drive Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2014.

Christie Buchanan Truscott

Daniel Michael Truscott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christie Buchanan Truscott and Daniel Michael Truscott, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2014.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014